

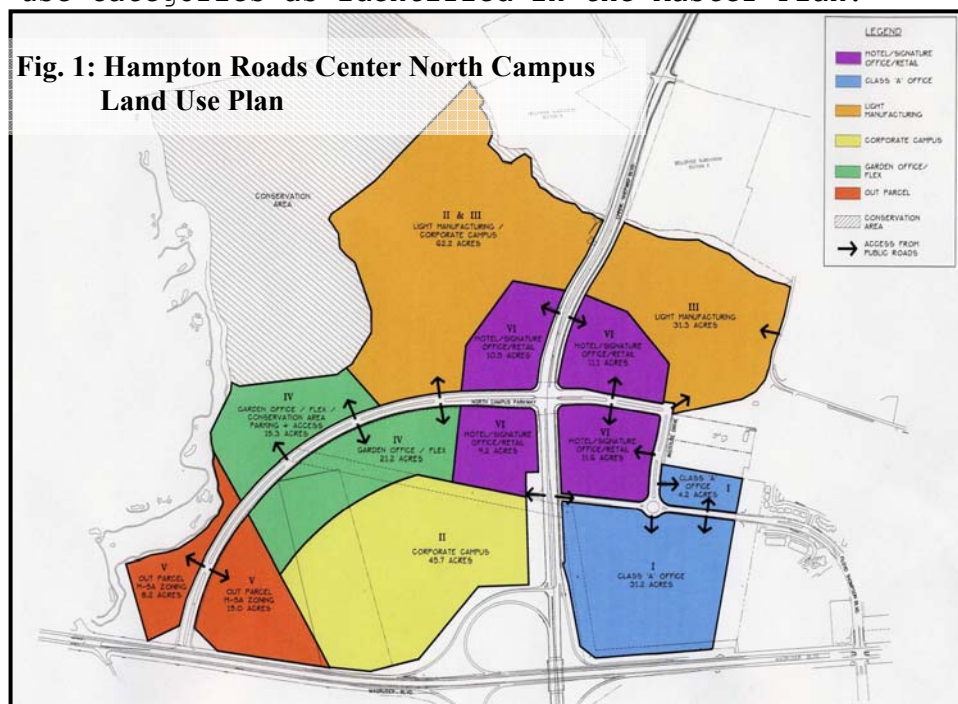
ARTICLE XIII. SPI-HRCNC: Hampton Roads Center North Campus (4/29/98,
1/26/05)

Sec. 17.3-92. Intent (Amended 1/26/05)

The SPI-Hampton Roads Center North Campus District is intended to act as a base zoning district, defining the development standards necessary to successfully implement the Hampton Roads Center North Campus (HRC-NC) Master Plan, as adopted by the Hampton Industrial Development Authority and the City Council. Deviation from the standards of the Master Plan shall be permitted only upon the express permission of the Industrial Development Authority Development Review Committee (IDA/DRC), and shall be approved only when the change does not compromise the intent and objectives of the Master Plan.

Sec. 17.3-93. Boundaries (Amended 1/26/05)

The SPI-HRCNC District shall include the area designated on the zoning map with the symbol SPI-HRCNC. The SPI-HRCNC District is comprised of sub-districts as depicted in **Figure 1** (Hampton Roads Center North Campus Land Use Plan) for purposes of facilitating implementation of the HRCNC Master Plan. It shall be the responsibility of the IDA/DRC to steer individual uses to the appropriate use categories as identified in the Master Plan.



Sec. 17.3-94. Permitted Uses (Amended 1/26/05)

(1) The uses listed below are permitted within the SPI-HRCNC district:

- (a) Enclosed manufacturing, assembly, including design and analysis, consulting, rental and leasing, and maintenance and repair.
- (b) Transformer stations, "static": normal distribution and transmission lines, poles and towers, pumping stations, water

towers, structures necessary for the operation of a public utility (excluding power plants and gas plants), or for the exercise of a governmental function, excluding all types of equipment storage, and penal or correctional institutions. Buildings to house public utility equipment, substations, water towers, and high voltage transmission lines shall be allowed by approval of the City Planning Commission pursuant to the provision of Section 15.2-2232 of the Code of Virginia, 1950, as amended.

- (c) Heliport or helistop, subject to securing a Use Permit.
- (d) Laboratories, research, experimental or testing, but not the testing of explosives.
- (e) General offices.
- (f) Medical and Dental Offices, Clinics.
- (g) Medical "Niche" Providers: Imaging centers, Outpatient Surgery, Diagnostic & Testing services. Excludes Hospitals and Emergency Services.
- (h) Office Services (photographic processing, blueprinting, copying, printing, publishing, mail).
- (i) Data processing centers.
- (j) Motion picture studio and sets subject to securing a Use Permit.
- (k) Commercial communication tower, subject to securing a Use Permit.
- (l) Parcel or express delivery.
- (m) Boat building, sail rigging, and associated activities, subject to securing a Use Permit.
- (n) Retail Shops.
- (o) Personal Services (beauty shops, dry-cleaning).
- (p) Hotels.
- (q) Restaurants and Eateries.
- (r) Catering establishments.
- (s) Day Care 3 with an approved Conditional Privilege.
- (t) Postal Services.
- (u) Schools (colleges and universities, business).

- (v) Bank buildings including drive-ins.
 - (w) Call Centers.
 - (x) Recreational uses.
 - (y) Auditoriums.
 - (z) Open air theaters.
 - (aa) Gasoline supply stations.
 - (bb) Transit stations with an approved Use Permit.
- (2) The following are permitted as accessory uses in the SPI-HRCNC District:
- (a) Commercial building mounted antenna, provided the following (Amended 1/23/02):
 - (i) The minimum height of the building shall be no less than thirty five (35) feet;
 - (ii) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;
 - (iii) The antenna and support structures are painted so that they are compatible with the primary building structure, unless roof mounted; and
 - (iv) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)

Sec. 17.3-95. Limitations on permitted uses (Amended 1/26/05)

- (1) All construction within the SPI-HRCNC District must be approved by the IDA/DRC prior to site plan approval.
- (2) Outdoor material and equipment storage must be screened so that it is not visible from any existing or proposed public right-of-way, and so that it is not predominantly visible from adjacent properties.
- (3) Any open air activity other than material and equipment storage is prohibited unless otherwise approved by a Use Permit which shall include conditions to lessen any negative impacts upon surrounding properties.

- (4) Loading operations shall occur along the side and rear of buildings only. Loading areas shall be screened so that they are not predominantly visible from public rights of way and adjacent properties; however, no loading operations shall be visible from Magruder Boulevard, Commander Shepard Boulevard, or North Campus Parkway.
- (5) Building materials shall result in permanent and durable construction. Primary building materials shall be monochromatic (preferably earth tones) and shall be limited to brick, pre-cast concrete, natural stone, or architectural metal panels. Stucco, Exterior Insulating Finishing Systems (EIFS), corrugated metal or prefabricated/pre-engineered metal shall not be permitted as primary building materials.
- (6) All fences shall be wood, masonry or vinyl coated chain link; the use of electrified fences, barbed or razor wire, and chain link with slats anywhere on site is expressly prohibited.
- (7) Total lot coverage (building and improvements) shall not exceed seventy percent (70%) of the total lot area; however, if the lot abuts a dedicated conservation area or stormwater management area that has a minimum dimension of at least fifty feet (50'), total lot coverage can be increased to seventy seven percent (77%).
- (8) Alternatives to the above requirements may be considered by the IDA/DRC. Approval of alternatives shall be based on the Committee's determination that the intent of the district, as stated in Section 17.3-92 herein, is met.

Sec. 17.3-96. Building and Lot Sizes (Amended 1/26/05)

- (1) No building(s) shall be placed on a lot of less than two and one-half (2 ½) acres.
- (2) No individual building shall be less than twenty thousand (20,000) square feet, with the following exceptions:
 - (a) accessory structures; and
 - (b) primary structures with the express approval of the IDA/DRC.
- (3) No building shall exceed fifty five feet (55') in height without securing a Use Permit.

Sec. 17.3-97. Green Areas (Amended 1/26/05)

- (1) A minimum of thirty percent (30%) of the total lot area shall be dedicated to green area; however, if the property abuts a dedicated conservation area or stormwater management area that has a minimum dimension of at least fifty feet (50'), this green area requirement may be reduced to twenty three percent (23%).
- (2) Improvements permitted in required green areas are:
Signs

Decorative walls and fences
Security gates, guard houses, walls and fences
Fountains and decorative ponds
Stormwater control structures and facilities
Pedestrian walks and trails, fitness stations
Gazebos, plazas, and observation areas
Landscape irrigation systems, controllers, and backflow devices
Public art and Park Identification Features
Lighting
Underground utilities

- (3) The minimum green area depth requirements along public rights-of-way and other property lines are as follows:
- (a) along Magruder Boulevard - eighty feet (80');
 - (b) along Commander Shepard Boulevard -
 - (i) east of the intersection with the Virginia Power easement - seventy five feet (75') maintained as a landscape buffer, and
 - (ii) west of the intersection with the Virginia Dominion Power transmission line easement - a minimum of thirty feet (30') with an average of fifty feet (50');
 - (c) along North Campus Parkway, Floyd Thompson Boulevard and the Connector Road (as defined in the HRCNC Master Plan) - a minimum of twenty feet (20') with an average of forty feet (40');
 - (d) along other existing or proposed public rights-of-way - twenty feet (20'); and
 - (e) along side and rear property lines not abutting an existing or proposed public right-of-way -
 - (i) if said property line abuts residentially zoned property - thirty five feet (35') maintained as an undisturbed buffer, and
 - (ii) in all other instances - twenty feet (20').
- (4) Green area requirements in parking areas containing twenty (20) or more spaces are as follows:
- (a) Ten percent (10%) of the parking area (including drive aisles) shall be constructed and maintained as green area for the purpose of preserving existing and or planting new trees and shrubs.
 - (b) Parking lot green areas shall be sized no less than ten feet (10') by eighteen feet (18').
 - (c) One (1) shade tree shall be provided within the parking area for every ten (10) parking stalls provided.
 - (d) There shall be at least one (1) shade tree in each separate green area.
- (5) All required green areas and buffers shall be landscaped and maintained in accordance with the requirements of the Hampton Roads Center North Campus Master Plan, as adopted.

Alternatives to the above requirements may be considered by the IDA/DRC. Approval of alternatives shall be based on the Committee's determination that the intent of the district, as stated in Section 17.3-92 herein, is met.

Sec. 17.3-98. Building Setbacks (Amended 1/26/05)

The minimum building setbacks from public rights-of-way and other property lines are as follows:

- (1) Magruder Boulevard - twice the building height, but no less than eighty feet (80') and no more than one hundred feet (100');
 - (2) Commander Shepard Boulevard (east of the Virginia Dominion Power transmission line easement) - twice the building height, but no less than fifty feet (50') and no more than one hundred (100');
 - (3) North Campus Parkway, Floyd Thompson Boulevard, and the Connector Road (as defined in the HRCNC Master Plan) - twice the building height, but no less than forty feet (40') and no more than sixty feet (60');
 - (4) other existing and proposed public rights-of-way - forty feet (40');
 - (5) side property lines not abutting an existing or proposed public right-of-way - twenty feet (20'); however, if said property line abuts residentially zoned property - thirty five feet (35'); and
 - (6) rear property lines not abutting an existing or proposed public right-of-way - thirty feet (30'); however, if said property line abuts residentially zoned property - thirty five feet (35').
- Required building setbacks abutting residentially zoned property shall be maintained as undisturbed buffers.

Sec. 17.3-99. Deleted 3/10/99

Sec. 17.3-100. Parking (Amended 1/26/05)

Off-street parking and loading areas shall be provided as required in Chapter 19 hereof except that:

- (1) The minimum width of required off-street parking stalls shall be eight and one-half feet (8.5').
- (2) A maximum of thirty three percent (33%) of the required parking stalls may be compact stalls.
 - (a) The minimum dimensions for compact stalls shall be eight feet wide by eighteen feet long (8' x 18'), with a twenty four feet (24') back aisle.
 - (b) All compact stalls shall be clearly marked as such in the parking lot.
 - (c) Where compact stalls abut a green space, median or walkway that is at least ten feet (10') wide, the length of the stall may be reduced to seventeen feet.
 - (d) Compact stalls shall be sited in groups of no less than ten.